

AMENDMENT 81-03

PORTERVILLE LAND USE, CIRCULATION AND URBAN AREA BOUNDARY

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Approved: Tulare County Planning Commission
Resolutions 5735 - October 14, 1981
5751 - December 16, 1981

Adopted: Tulare County Board of Supervisors
Resolution 82-535 - March 30, 1982

AMENDMENT TO THE
TULARE COUNTY GENERAL PLAN
- LAND USE, CIRCULATION
AND URBAN BOUNDARIES ELEMENTS -
PORTERVILLE AREA
GPA 81-03

1980 Land Use and Circulation Element
adopted by the City of Porterville

The land use designations in the city adopted "2-H" Plan are hereby incorporated as a part of this amendment for the county adopted urban area with the following exceptions:

I. INTRODUCTION

This document amends the Land Use, Circulation and Urban Boundaries Elements of the Tulare County General Plan by modifying the land use designations, circulation system and urban improvement area as shown on the Land Use Plan (Exhibit "A").

The Porterville "2-H" Land Use Plan, adopted by the Porterville City Council on December 2, 1980, is hereby made a part of this amendment, except as noted herein.

II. SUPERCEDE

This document supercedes that portion of the 1964 Land Use and Circulation Plan covering the areas north of Linda Vista Avenue and south of Teapot Dome Avenue adopted by the Tulare County Board of Supervisors on May 26, 1964. It also supercedes the 1966 Land Use and Circulation Plan which covers the remainder of the planning area adopted by the Board of Supervisors on July 26, 1966 and supercedes the 1978 Urban Improvement Area adopted by the Board of Supervisors on September 12, 1978.

The county recognizes that some conflicts may exist between this amendment and the city adopted "2-H" Plan. Where such conflicts do exist, the Tulare County General Plan, as amended, will prevail.

III. MODIFICATION TO ADOPTED ELEMENTS

1978 Urban Boundaries Element

Changes to the 1978 county adopted Porterville urban improvement area are shown in Exhibit "A". No changes are made to the 1978 county adopted urban area boundary at this time because it would be premature pending the completion of the Tulare County Association of Governments' Urban Area Boundary Study.

1. While the city of Porterville's "2-H" Plan included the Porter Vista Public Utility District as part of its planning area, said district is excluded from this amendment because of the special issues and concerns of residents within the district. Tulare County will prepare a separate Plan amendment for the Porter Vista Public Utility District area and will consider the city's plan for that area as a part of the later process.
2. The nodes and rural residential designations are eliminated and are replaced by the rural residential - one dwelling unit per acre and rural residential - two dwelling units per acre designations respectively, except as noted below.
3. The open space-recreation designation is eliminated.
4. Industrial is designated for the extreme southwest corner of the planning area replacing the nodes designation.
5. The heavy commercial designation at the southeast corner of Teapot Dome Avenue and State Highway 65 is replaced by the rural residential - one dwelling unit per acre designation except for the area of an existing commercial use.
6. Rural residential - one dwelling unit per acre is designated for the area south of Teapot Dome and east of State Highway 65 replacing the minimum density residential designation.
7. Industrial is designated for the northeast corner of Teapot Dome and State Highway 65 to reflect an existing use replacing a portion of the heavy commercial designation.

8. Rural residential-one dwelling unit per acre is designated for the remainder of the northeast corner of Teapot Dome and State Highway 65, other than the industrial designation identified in Number 7, replacing the heavy commercial designation.
9. Potential future school sites are identified as a school symbol with a circle around it to differentiate them from existing schools. These sites are located as follows:
 - (a) South of Mulberry Avenue and west of Belmont Street.
 - (b) North of Putnam Avenue and east of Holcomb Street.
 - (c) South of Gibbons Avenue and east of Indiana Street.
10. The existing school site, located south of Teapot Dome and east of State Highway 65, is moved further to the east to better reflect the existing site.
11. Industrial is designated south of Gibbons along both sides of South Main Street replacing a nodes designation.
12. Agriculture is designated for the area south of Worth Avenue and east of the A.T. & S.F. Railroad to include all of Agricultural Preserve No. 2449 replacing the public and quasi-public designation.
13. Designated floodway is designated for the Tule River replacing the open space-recreation designation.
14. Designated floodway is designated for the Porter Slough replacing the low density residential and open space-residential designations.
15. The public/quasi-public designation located south of Westfield Avenue and east of Lime Street is enlarged to better reflect the size of the holding basin.
16. Public/quasi-public is designated for the area north of Scranton Avenue and east of Plano Street replacing the rural residential and agricultural designations in order to better reflect the location of the cemetery.
17. The rural residential-one dwelling unit per five acres and agricultural designations are assigned to the area east of the Yaudenchi Ecological Reserve and east of the Porterville State Hospital replacing the minimum density residential designation.
18. Commercial recreation is designated for a parcel of approximately five acres located south of State Highway 190 in the extreme eastern portion of the planning area replacing the minimum density residential designation.
19. Commercial recreation is also designated for the area north of State Highway 190 in the extreme eastern portion of the planning area replacing the open space-recreation designation.
20. Rural residential-one dwelling unit per acre is designated for the area adjacent to the Tule River in the extreme eastern portion of the planning area replacing the open space-recreation designation.
21. Heavy commercial is designated for the area along Olive Avenue west of Westwood Street replacing a high density residential designation.
22. In addition to the low and high-density residential designations, the heavy commercial and medium-density residential designations are proposed for the West Porterville area south of Olive Avenue between Newcomb and Westwood Streets north of the Tule River.
23. The Porterville Airport area is designated for public/quasi-public use.

24. State Highways 190 and 65 are designated according to the classifications recommended by CALTRANS.

In addition, Tulare County has modified the city of Porterville's "2-H" Plan by listing the following specific land use and circulation definitions and standards:

1. Land Use Element Definitions and Standards, General Plan Amendment GPA 81-03:

- a. Rural Residential - One Dwelling Unit Per Five Acres: The rural-residential one dwelling unit per five acres designation is designated for areas where rural-residential uses are desirable at an overall maximum residential density of one dwelling unit per five acres.
- b. Rural-Residential-One Dwelling Unit Per Acre: The rural residential-one dwelling unit per acre designation is designated for areas where rural-residential uses are desirable at an overall maximum residential density of one dwelling unit per acre.
- c. Rural-Residential-Two Dwelling Units Per Acre: The rural-residential-two dwelling units per acre designation is designated for areas where rural-residential uses are desirable at an overall maximum residential density of two dwelling units per acre.
- d. Low Density Residential: The residential density is two to seven dwelling units per acre. This designation is applied to those areas which already have been developed or are undergoing low density residential development.
- e. Medium Density Residential: The residential density is eight to fourteen dwelling units per acre.
- f. High Density Residential: The residential density is fifteen to thirty dwelling units per acre.
- g. Commercial-Recreation: The commercial-recreation designation is applied to areas considered appropriate for uses permitted in Tulare County's O (Recreation) Zone Classification, including mobilehome parks.
- h. Neighborhood Commercial: The neighborhood commercial designation is designated for areas considered appropriate for retail and personal service uses that satisfy the needs of nearby residents for convenience goods and services. This designation is used on arterial streets, frontage roads or highways where unlimited commercial uses would not be appropriate or compatible with surrounding residential development. The maximum size of a neighborhood commercial area is four (4) acres. Each neighborhood commercial designation represents the general location of one neighborhood-commercial area.
- i. Heavy Commercial: The heavy commercial designation is designated for all retail and wholesale commercial uses and commercial services, including uses that are not appropriate under more restrictive commercial land use designations such as neighborhood commercial.
- j. Designated Floodway: The designated floodways as shown on the Tulare County General Plan Land Use Element Map for the Porterville area are sections of the State of California Reclamation Board's Tule River and Porter Slough Designated Floodways. Within the project area of Tulare County General Plan Amendment GPA 81-03, the designated floodway boundaries are the same as those recorded in:

Book 1 of DESIGNATED FLOODWAYS at Page 6, Book 2 of DESIGNATED FLOODWAYS at Page 1, and Book 2 of DESIGNATED FLOODWAYS at Page 2, Tulare County Records.

- k. Existing School Sites: This designation signifies the locations of existing schools.

- l. Potential Future School Sites: This designation represents the generalized locations of potential future school sites.

- m. Agricultural: Minimum lot area generally 20 acres.

2. Circulation Element Designations and Definitions, General Plan Amendment GPA 81-03:

- a. Arterials: Arterials comprise the principal network for the flow of traffic. They also provide for distribution of traffic to and from traffic important areas. Arterials may be divided by a median or undivided.
- b. Collectors: The function of collectors is to transfer traffic from local streets to arterials.
- c. Local Streets: Local streets provide access to abutting properties. Circulation is a secondary function of local streets. All local streets should have proximity to recognized collector routes.
- d. Highway: A major inter-county thoroughfare not necessarily having access control.
- e. Expressway: A major inter-county thoroughfare with limited access control with intersections crossing at grade (the same level as the expressway).

- f. Freeway: A major inter-county thoroughfare with full access control with intersections handled by grade separations (cross-traffic is at different levels than the freeway).

3. Circulation Element Standards:

<u>Street Class</u>	<u>Right-of-way</u>
a. Divided Arterial Streets	110 feet
b. Undivided Arterial Streets	84 feet
c. Collector Streets	60 feet
d. Local Streets	60 feet
e. Cul-de-sacs	56 feet
f. Frontage Road	45 feet

IV. IMPLEMENTATION

- A. To implement General Plan Amendment GPA 81-03, the following policies shall apply:

- 1. Within Tulare County's urban area boundary for Porterville, new residential growth should be encouraged in Northern Porterville east of North Main Street and north of Henderson Avenue.
- 2. The economic well being of the city of Porterville's Central Business District shall be encouraged by Tulare County.
- 3. Tulare County shall discourage city of Porterville annexations of territory outside the Porterville urban improvement area (UIA) as adopted by Tulare County, excepting areas outside the UIA that can be served with necessary urban improvements including storm drainage, curbs and gutters, community water, etc., at the time of the annexation.

4. The street and highway design shall conform both in width and alignment with the General Plan Circulation Element and/or other precise plans adopted by the Tulare County Board of Supervisors.
5. Streets shall not have standards less than those set forth in General Plan Amendment GPA 81-03 except where it can be shown by the subdivider that the topography of the land is such as to justify narrower width. Increased widths may be required for bicycle lanes and when determined necessary by the Board of Supervisors in the public interest.
6. The areas zoned A-1 and designated for non-agricultural use, where necessary city and/or community services are not readily available, shall be placed in the AE-20 (Exclusive Agricultural - 20 Acre Minimum) Zone as a holding action. When such services become readily available to such areas, the areas may be reclassified to a zone that is consistent with the Tulare County General Plan. Rural-residential - one dwelling unit per five acres and rural-residential - one dwelling unit per acre areas - are excluded from this policy.
7. All portions of properties in agricultural preserves shall be placed in an exclusive agricultural zone regardless of the Tulare County General Plan's land use designation of such properties.
8. For any property taken out of an agricultural preserve, the area shall be reclassified to a zone that is consistent with the Tulare County General Plan.
9. The Scenic Corridor Combining Zone shall be used along State Route 190.
10. Tulare County shall adopt zoning that implements the plans, goals, objectives and policies of this General Plan amendment.
11. Within the designated floodway designation, the site of a building that is in use and a reasonable area around such a building should be placed in the F-2 (Secondary Flood Plain) Combining Zone. The base zoning used in combination with such F-2 Combining zoning should conform to the nearest land use designation outside the designated floodway. Land within the designated floodway designation that does not contain a building in use should be placed in the F-1 (Primary Flood Plain) Zone.
12. The PD (Planned Development) Zone may be applied to large acreage lands with irregular topography and to the areas designated heavy commercial on Olive Avenue between Newcomb and Westwood Streets.
13. Tulare County shall utilize the Flood Hazard Boundary Maps of the National Flood Insurance Program and shall regulate construction or development within the Special Flood Hazard Areas shown on said maps in accordance with the requirements of the Federal Emergency Management Agency.
8. The following matrix designates the various zones that could be used to implement the land use designations of this General Plan amendment.

ZONING COMPATIBILITY MATRIX

X denotes the zones that are compatible with the adopted land use designations

Designations	Agricultural	RURAL-RESIDENTIAL			Low Density	Medium Density	High Density	Neighborhood Commercial	Heavy Commercial	Industrial	Public/Quasi Public	Commercial Recreation	Designated Floodway
		1 Dwelling Unit/5 Acres	1 Dwelling Unit/Acre	2 Dwelling Units/Acre									
<u>Zoning</u>													
AE-20	X										X		
R-A-217		X									X		
R-O-217		X									X		
R-1-217		X									X		
R-A-43			X								X		
R-O-43			X								X		
R-1-43			X								X		
R-A-20				X							X		
R-O-20				X							X		
R-1-20				X							X		
R-A					X						X		
R-1					X						X		
R-2						X					X		
R-3							X				X		
C-1								X			X		
C-2									X		X		
M-1										X	X		
M-2										X	X		
O											X	X	
F-1													X
F-2													X
M (Special Mobilehome)		X	X	X	X								
PD (Planned Development)		X	X	X					X				
SC								X	X	X			

○ PORTERVILLE ○ ○ AREA ○

TULARE COUNTY GENERAL PLAN
 LAND USE, CIRCULATION AND
 URBAN BOUNDARIES ELEMENTS
 AMENDMENT 81-03

APPROVED BY TULARE COUNTY PLANNING COMMISSION
 RESOLUTION NO. 5735 10/14/81 5751
 CERTIFIED: *[Signature]* 12/16/81
 SECRETARY DATE

 ADOPTED BY TULARE COUNTY BOARD OF SUPERVISORS
 RESOLUTION NO. 82-535
 CERTIFIED: *[Signature]* 3/30/82
 CHAIRMAN DATE

 PREPARED BY TULARE COUNTY PLANNING DEPARTMENT

- AGRICULTURAL
- RESIDENTIAL

RURAL
1 UNIT PER 5 ACRES

RURAL
1 UNIT PER ACRE

RURAL
2 UNITS PER ACRE

LOW DENSITY
2 TO 7 UNITS PER ACRE

MEDIUM DENSITY
8 TO 14 UNITS PER ACRE

HIGH DENSITY
15 TO 30 UNITS PER ACRE
- COMMERCIAL

COMMERCIAL RECREATION

NEIGHBORHOOD COMMERCIAL

HEAVY COMMERCIAL

INDUSTRIAL

PUBLIC/QUASI PUBLIC

DESIGNATED FLOODWAY

EXISTING SCHOOL SITE

POTENTIAL FUTURE SCHOOL SITE

AREA WHERE NO LAND USE DESIGNATION
AND NO CIRCULATION DESIGNATION CHANGES
ARE CAUSED BY GPA 81-03
- CIRCULATION

ARTERIAL STREET

COLLECTOR STREET

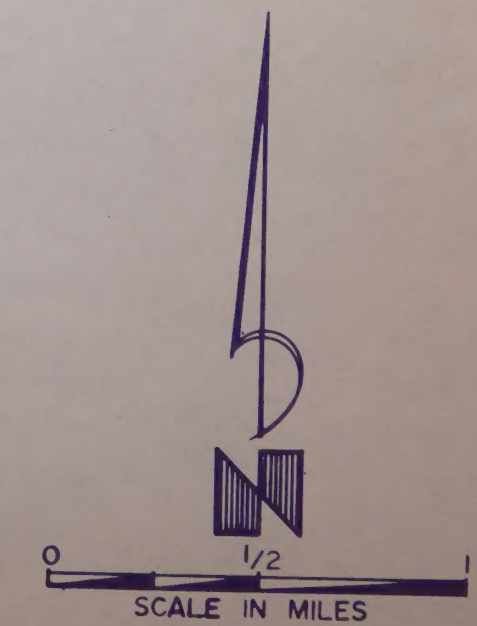
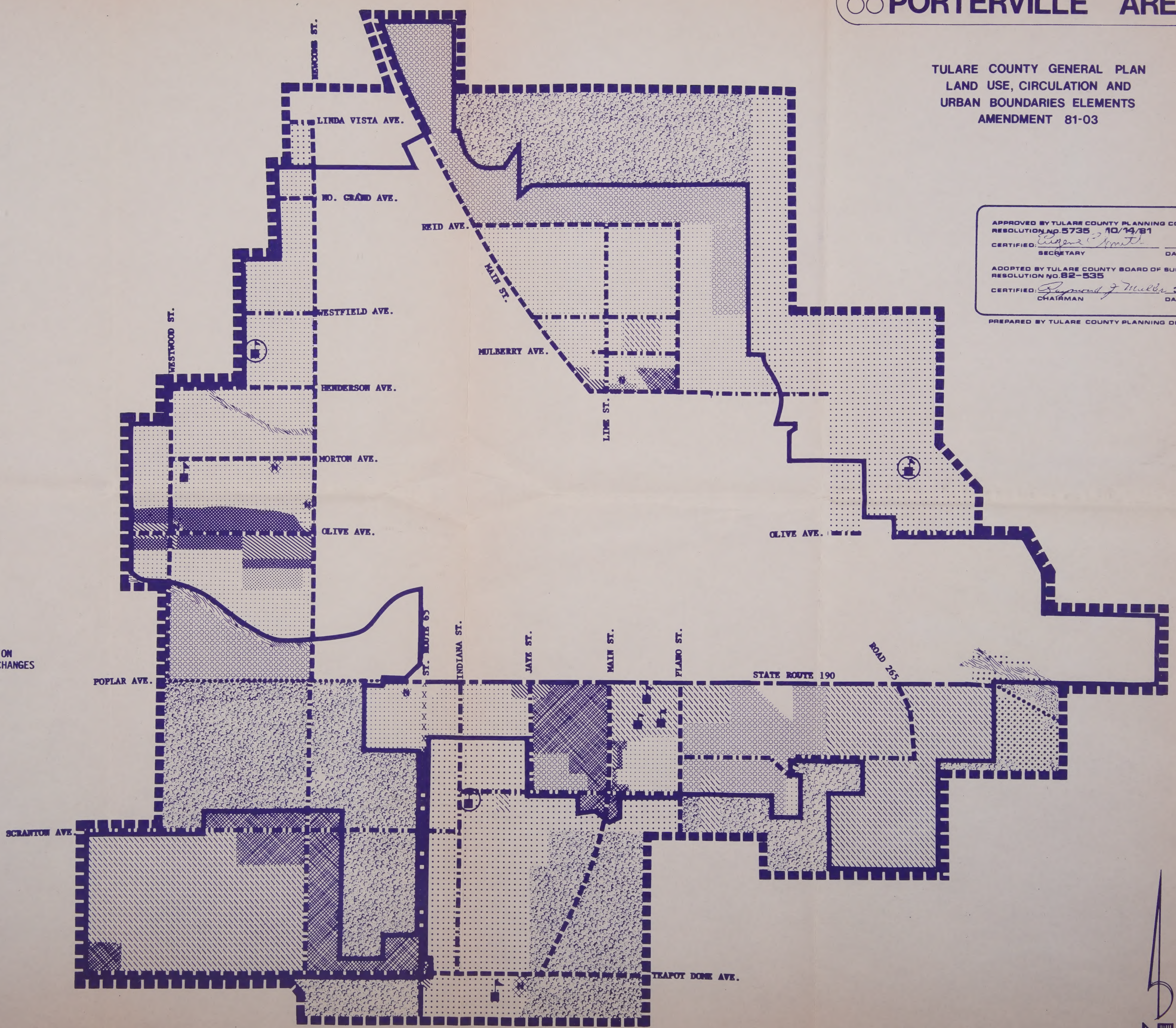
HIGHWAY

EXPRESSWAY

FREEWAY
- URBAN BOUNDARIES

URBAN IMPROVEMENT AREA BOUNDARY

URBAN AREA BOUNDARY



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